

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

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Certificate No.	: IN-DL08571193281005V
Certificate Issued Date	: 20-May-2023 03:16 PM
Account Reference	: NONACC (BK)/ dlcibk02/ VIKAS SADAN/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DLCIBIK0287131579603266V
Purchased by	: SMT TANVEER AHMAD
Description of Document	: Article 23 Conveyance
Property Description	: FLAT NO.180, DR ZAKIR HUSAIN MEMORIAL CGHS LTD ZAKIR BAGH, JAMIA NAGAR, NEW DELHI
Consideration Price (Rs.)	: 93,555 (Ninety Three Thousand Five Hundred And Fifty Five only)
First Party	: POI
Second Party	: SMT TANVEER AHMAD
Stamp Duty Paid By	: SMT TANVEER AHMAD
Stamp Duty Amount (Rs.)	: 3,750 (Three Thousand Seven Hundred And Fifty only)



LOCKED

Please write or type below this line

Parveen Khan
(THR GPA)

Lease Administrative Office
(Group Housing) DDA
New Delhi

PU 0006565942

Statutory Alert:

- Statutory Alert:**
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 2. The onus of checking the legitimacy is on the users of the certificate.
 3. In case of any discrepancy please inform the Competent Authority.



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Delhi Development Authority
Group Housing Flat
(For Original Allottee)
Conveyance Deed

08 JUN 2023

This Conveyance made on this..... day of..... between the president of India, hereinafter called "The Vendor"(which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and shri/smt. **TANVEER AHMAD** son/daughter/wife/widow of shri **SYED AHMAD THROUGH GPA MRS. PARVEEN KHAN R/o FLAT NO 180 DR. ZAKIR HUSAIN MEMORIAL CGHS LTD. ZAKIR BAGH JAMIA NAGAR NEW DELHI.** hereinafter called "the Purchaser"(which expression shall unless excluded by or repugnant to the context be deemed to include his/her heir, administrators, representative and permitted assigns) of the other parts.

WHEREAS the Purchaser is a member of **DR. ZAKIR HUSAIN MEMORIAL CGHS LTD. ZAKIR BAGH JAMIA NAGAR NEW DELHI.** Coop. Society which was allotted land, meas 117 sq. mtrs. At **JAMIA NAGAR** vide lease deed dt. **10.08.1977** and registered with the Sub-Registrar of Delhi as Document No **3144** in Book No I. Volume No. **3841** At pages **130** To **134**.

WHEREAS vide allotment letter no Dt. Flat No. **FLAT NO 180** Block No Situated in **DR. ZAKIR HUSAIN MEMORIAL CGHS LTD. ZAKIR BAGH JAMIA NAGAR NEW DELHI** was allotted to the said purchaser herein, subject to the limitation, terms & conditions mentioned therein.

AND WHEREAS representing that the said allotment is still valid and subsisting, the said purchaser has applied to the Vendor for grant reversionary interest of the Vendor in the land underneath the flat allotted / leased conveyed to him / her and the vendor has agreed to convey the reversionary interest in the land underneath of the demised property subject to the terms conditions appearing hereinafter .

NOW THIS INDENTURE WITNESSES THAT in consideration of sum of Rs **93,555/-** (Rupees in the words also **NINETY THREE THOUSAND FIVE HUNDRED FIFTY FIVE** only) paid before the execution hereof (the receipt where of the Vendor hereby admits and acknowledges), the aforesaid representation and subject to the limitation mentioned herein after, the Vendor doth hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser all his reversionary interest in the land underneath the said flat full particulars of the said flat No **180** Category No Block No Floor..... Co-operative / Group Housing Society in **DR. ZAKIR HUSAIN MEMORIAL CGHS LTD. ZAKIR BAGH JAMIA NAGAR NEW DELHI** Res Scheme (hereinafter referred to as the said property) more fully described in the Schedule hereunder together with all remainder, rents, issue, and profits thereof TO HAVE AND TO HOLD the same unto the purchaser absolutely and forever, subject to the exceptions, reservations, covenants and conditions hereinafter contained, that is to say, as follows.

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property to search for, win, make mer-chantable and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay-down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him hereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of said property and to all public rights or easement affecting the same.

Kamini
 08/06/2023

Lease Administrative Office
 (Group Housing) DDA
 New Delhi

Parveen Khan
 (THR GPA)

Parveen Khan
 (THR GPA)

(GPA)

Kamini
 08/06/2023

Kamini
 08/06/2023

2. That notwithstanding execution of this deed, use of the property in contravention of the provisions of Master Plan/Zonal Development Plan/Lay-out plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contraventions of Section-14 of Delhi Development Act of any other law for the time being in force.

3. The Purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other authorities for the time being-in-force.

4. If it is discovered at any stage that this deed has been obtained by suppression of any fact or by any mis-statement, mis-representation or fraud, then this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in the question any proceedings.

It is further declared that as a result of this, present Purchaser from the date mentioned hereafter will become absolute owner in free of the said property and the Vendor doth hereby releases the Purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said allotment letter required to be observed by the purchaser of the said demised property.

The stamp duty and registration charges upon this instrument shall be borne by the purchaser.

The transfer shall be deemed to have come into force with effect from the date of registration of this deed.

In witness where of Sh. **KAMINI ADIGH (LD)** for and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand, and sh./Smt. **TANVEER AHMAD** the purchaser, has hereunto set his/her hand day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that flat No. **180** in block No..... Floor no in the layout plan of **JAMIA NAGAR**. and Consisting of **DR. ZAKIR HUSAIN MEMORIAL CGHS LTD. ZAKIR BAGH JAMIA NAGAR NEW DELHI**. or thereabouts as follows.

NORTH.....

EAST.....

SOUTH.....

WEST.....

**KAMINI
ADIGH (LD)**

For and on behalf of and by the order and directions of the President of India (Vendor)

(1) Shri/Smt.

Signed by Shri/Smt **TANVEER AHMAD W/O SYED AHMAD THROUGH GPA MRS. PARVEEN KHAN R/o FLAT NO 180 DR. ZAKIR HUSAIN MEMORIAL CGHS LTD. ZAKIR BAGH JAMIA NAGAR NEW DELHI**

Parveen Khan
(PURCHASER)

In the presence of :

- (1) Shri/Smt. **Kamlesh Singh Sr. Murari Lal** 15 Okhla Road, Zakir Bagh, New Delhi Friend Colony South Delhi - 110025 UID-856536458235
- (2) Shri/Smt. **Subrato Datta Sr. V.K. Datta** 201/54 East Lodhrai Nagar West Delhi - 110023 UID-



Government of National Capital Territory of Delhi
e-Registration Fee Receipt



Receipt No DL1220251503293
Issue Date 30-MAY-2023 12:37
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL08571193281005V
Purchased By SMT TANVEER AHMAD
Registration Fees Paid By SMT TANVEER AHMAD
Property Description FLAT NO.180, DR ZAKIR HUSAIN MEMORIAL CGHS LTD ZAKIR BAGH, JAMIA NAGAR, NEW DELHI
Purpose Article 23 Conveyance

Particulars	Amount (Rs.)
Registration Fee	₹ 1,000.00
Copying Fees	₹ 100.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 1,117.00

(Rupees One Thousand One Hundred Seventeen Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be be verified at website i.e.
<https://www.shcilestamp.com/Registration/>

LOCKED



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

Panveen Kha





Deed Related Detail

Deed Name CONVEYANCE		CONVEYANCE DEED (DDA)	
Land Detail			
Tehsil/Sub Tehsil Sub Registrar VII		Building Type	
Village/City	Others		
Place (Segment)	Others Urban		
Property Type Residential			
Property Address		House No.: FLAT NO 180, Road No.: FLAT NO.180, DR ZAKIR HUSAIN MEMORIAL CGHS LTD ZAKIR BAGH, JAMIA NAGAR, NEW DELHI, Others	
Area of Property	117.00 Sq.Meter	0.00	0.00
Money Related Detail			
Consideration Value 93,555.00 Rupees		Stamp Duty Paid 3,750.00 Rupees	
Value of Registration Fee 1,000.00 Rupees		Pasting Fee 100.00 Ruppes	
Transfer Duty 1875 Rupees		Government Duty 1875 Rupees	

This document of CONVEYANCE

CONVEYANCE DEED (DDA)

Presented by: Sh/Smt.
POI

S/o, W/o

R/o

in the office of the Sub Registrar, Delhi this 08/06/2023 00:00:00 day Thursday between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.
POI

and Shri / Ms.

SMT TANVEER AHMAD

Who is/are identified by Shri/Smt/Km. KANWAL SINGH S/o W/o D/o MURARI LAL R/o 15 OKHLA ROAD ZAKIR BAGH DELHI

and Shri/Smt./Km SUBROTO DASS S/o W/o D/o U R DASS R/o S 201/54 EAST KIDWAI NAGAR ND

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Date 12/06/2023 16:00:40

Registrar/Sub Registrar

Sub Registrar VII

Delhi/New Delhi



2393249306557

Revenue Department NCT of Delhi

DORIS

NCT of Delhi

RegNo.

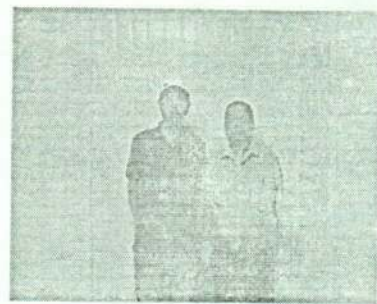
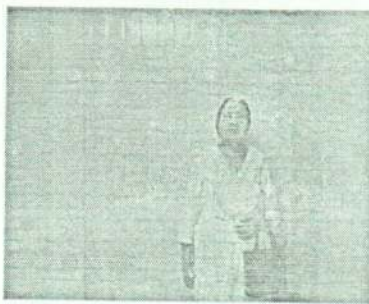
Reg. Year

Book No.

6557

2023-2024

1



Ist Party

IIInd Party

Witness

Ist Party POI

IIInd Party PARVEEN KHAN (On Behalf of SMT TANVEER AHMAD)

Witness KANWAL SINGH, SUBROTO DASS

Certificate (Section 60)

Registration No.6,557 in Book No.1 Vol No 8,896
on page 157 to 160 on this date 08/06/2023 17:03:41
and left thumb impressions has/have been taken in my presence.

day Thursday

Date 12/06/2023 16:00:58



Sub Registrar

Sub Registrar VII

New Delhi/Delhi



2393408106557